

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**COVINGTON PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Covington Park Community Development District was held on **Monday, January 24, 2022 at 6:03 p.m.** at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572.

Present and constituting a quorum were:

Stephen Brown	Board Supervisor, Chairman (via phone)
Scott Harrison	Board Supervisor, Vice Chairman
Tarlese Allen	Board Supervisor, Assistant Secretary
Rick Reidt	Board Supervisor, Assistant Secretary
Dr. Ronald Blue	Board Supervisor, Assistant Secretary

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Co., Inc.
David Jackson	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson
Bryan Schaub	Field Services Manager, Rizzetta & Co., Inc. (by phone)
Richard Ellis	District Engineer, Dewberry
Cathy Sobrito	Community Coordinator
Paula Means	Representative, LMP
Bill Johnson	District Financials Manager, Rizzetta & Co., Inc.
Sara Zare	Representative, MBS (by phone)
Mike Ambriati	District Engineer, Dewberry

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Nielsen called the meeting to order and conducted roll call confirming a quorum for the meeting. Mr. Nielsen led those present in the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard audience comments regarding hog damages located at 7718 and 7720 Nottingham Sky Dr., Pond 12 fountain, and fence line trimming completion.

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved for Stephen Brown to participate in the meeting via phone, for Covington Park Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of MBS Capital's
Agreement for Underwriting Services**

Ms. Zare presented the MBS Capital Agreement for Underwriting Services to the Board.

On a Motion by Mr. Harrison, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved the Engagement Letter from MBS Capital for Underwriting Services, for Covington Park Community Development District.

On a Motion by Mr. Harrison, seconded by Mr. Reidt, with all in favor, the Board of Supervisors authorized MBS Capital to seek out term sheets on the Series 2015 A and B refinance options, for Covington Park Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Community Coordinator Report

Ms. Sobrito presented her report to the Board. There were no comments or questions from the Board.

B. District Engineer

Mr. Ellis and Mr. Ambriati presented his Engineer Report and provided an update on the construction project.

The Board instructed District Staff to obtain a Change Order from E&L Construction regarding the delay of project and updating the current project schedules. This is to be presented to the Project Manager, District Engineer and Board Supervisor Harrison for approval.

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87 **C. District Counsel**
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89 Mr. Jackson presented his report to the Board.
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On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved the notice of name change, presented by Persson, Cohen, Mooney, Fernandez and Jackson, P.A., for Covington Park Community Development District.

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93 **D. District Manager**
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95 Mr. Nielsen noted that the next meeting will be held on February 28, 2022 at
96 6:00 p.m.
97

98 The Board denied issuing the HOA additional keys to the Clubhouse
99 Facility, as denied use of the facility for meetings during the time in which
100 the facility is under construction. The Board requested the District
101 Manager ask Waterset if they would allow the CDD and/or the HOA to use
102 their facilities during this timeframe.
103

104 The Board requested additional information regarding the specifics of
105 "Casino Night", which the HOA has requested the District approve to be
106 conducted on CDD property.
107

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved to engage services with Bad Boar Trapping and Outfitters, LLC., for a two-month period of service at a Not To Exceed cost of \$1,000/month., for Covington Park Community Development District.

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109 **E. Aquatics Report**
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111 Mr. Nielsen presented the Aquatics Report to the Board.
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113 The Board directed the District Manager to instruct the homeowners at 7301
114 and 7302 Carrington Oaks Lane to relocate their fences back from the
115 easement property line 5 feet on each side, creating a 10-foot easement.
116 This is to be confirmed with Remson first that 10 feet is enough space for
117 him to get any necessary equipment through, and then accompanied with
118 an easement agreement from District Counsel.
119

120 The Board requested that Remson Aquatics confirm if Pond 12 fountain
121 could be run 24/7 to prevent clogging, or if there is a reason against this.
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123 The Board requested the District Manager seek bids for Brazilian Pepper
124 Maintenance (mitigation services) in the District.

F. Field Manager Report and Landscape Responses

Mr. Schaub presented and reviewed the Field Inspection Report and Landscape Responses.

The Board requested a recommendation on turf aeration from Field Services for the next meeting.

i. Consideration of LMP Proposals

Mr. Nielsen presented the LMP Proposals to the Board.

On a Motion by Mr. Harrison, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved LMP Proposal # 75627, in the amount of \$2,640.00., for Covington Park Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Meeting
held on November 22, 2021 and
Operation & Maintenance
Expenditures for November &
December 2021**

Mr. Nielsen presented the Minutes of the Board of Supervisors' Meeting held on November 22, 2021 and the Operation & Maintenance Expenditures for November & December 2021 to the Board.

On a Motion by Mr. Reidt, seconded by Mr. Harrison, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on November 22, 2021 and Operation and Maintenance Expenditures for November 2021, in the amount of \$63,195.03 and December 2021, in the amount of \$64,298.68, for Covington Park Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of CR 48

Mr. Nielsen presented Construction Requisition 48 to the Board.

On a Motion by Mr. Reidt, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved to acknowledge payment of CR 48, for Covington Park Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of LMP Rate Change

Mr. Nielsen presented the LMP Rate Change Letter for Mulch and Annuals to the Board.

On a Motion by Mr. Harrison, seconded by Mr. Reidt, with all in favor, the Board of Supervisors approved the LMP Rate Change for Mulch and Annuals, and requested the District Counsel draft an amendment to the contract updating the new rates, for Covington Park Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Addendum to
RTS Contractual Assignment
Agreement**

Mr. Nielsen presented the Addendum to RTS Contractual Assignment Agreement to the Board.

On a Motion by Dr. Blue, seconded by Mr. Harrison, with all in favor, the Board of Supervisors approved the Addendum to RTS Contractual Assignment Agreement, for Covington Park Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Pool
Maintenance Proposal**

Mr. Nielsen presented the Pool Maintenance Proposal to the Board.

The Board reviewed the Pool Maintenance Proposals and decided to decline them, and request District Counsel to amend the current contract with Zebra Pools to include the proposed rate for an inclusive performance contract, also to include terms for the time in which the pool will be closed for construction.

NINTH ORDER OF BUSINESS

**Discussion on Fitness Center
Equipment for the Amenity
Project**

Mr. Nielsen opened a discussion regarding Fitness Center Equipment for the Amenity Project with the Board. The Board agreed to purchase the Fitness Center Equipment, rather than lease.

TENTH ORDER OF BUSINESS

**Discussion on Increasing
Amenity Center Rates**

Mr. Nielsen opened a discussion on Amenity Center Rates with the Board.

The Board requested to add to the next agenda, Discussion on Amenity Rules, for further discussion as we progress through construction.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Nielsen asked if there were any Supervisor requests.

The Board requested a price and quantity for replacement of the pole mounted trash cans around Stone Park.

The Board requested an update on the traffic study for truck traffic.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Nielsen stated that if there was no further business to come before the Board than a motion to adjourn would be in order.

On a Motion by Ms. Allen, seconded by Mr. Harrison, with all in favor, the Board of Supervisors adjourned the meeting at 8:56 p.m. for the Covington Park Community Development District.

Assistant Secretary

Chair / Vice Chair